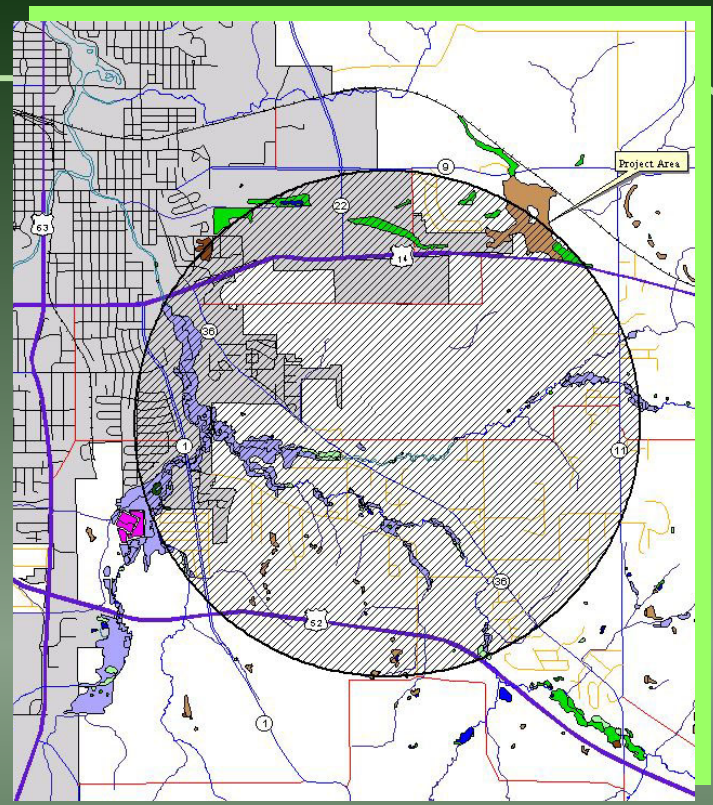
# Alternative Urban Areawide Review

*for the*

## Marion Road Trunk Sanitary Sewer Project

# Introduction

- The Minnesota Pollution Control Agency (MPCA) asked the City to conduct a type of environmental review known as an Alternative Urban Areawide Review, or AUAR. Accordingly, the City is the Responsible Governmental Unit for this AUAR.




- The AUAR evaluated potential environmental impacts from future development that may occur as a result of the Marion Road Trunk Sanitary Sewer extensions.

# Purpose of This Open House

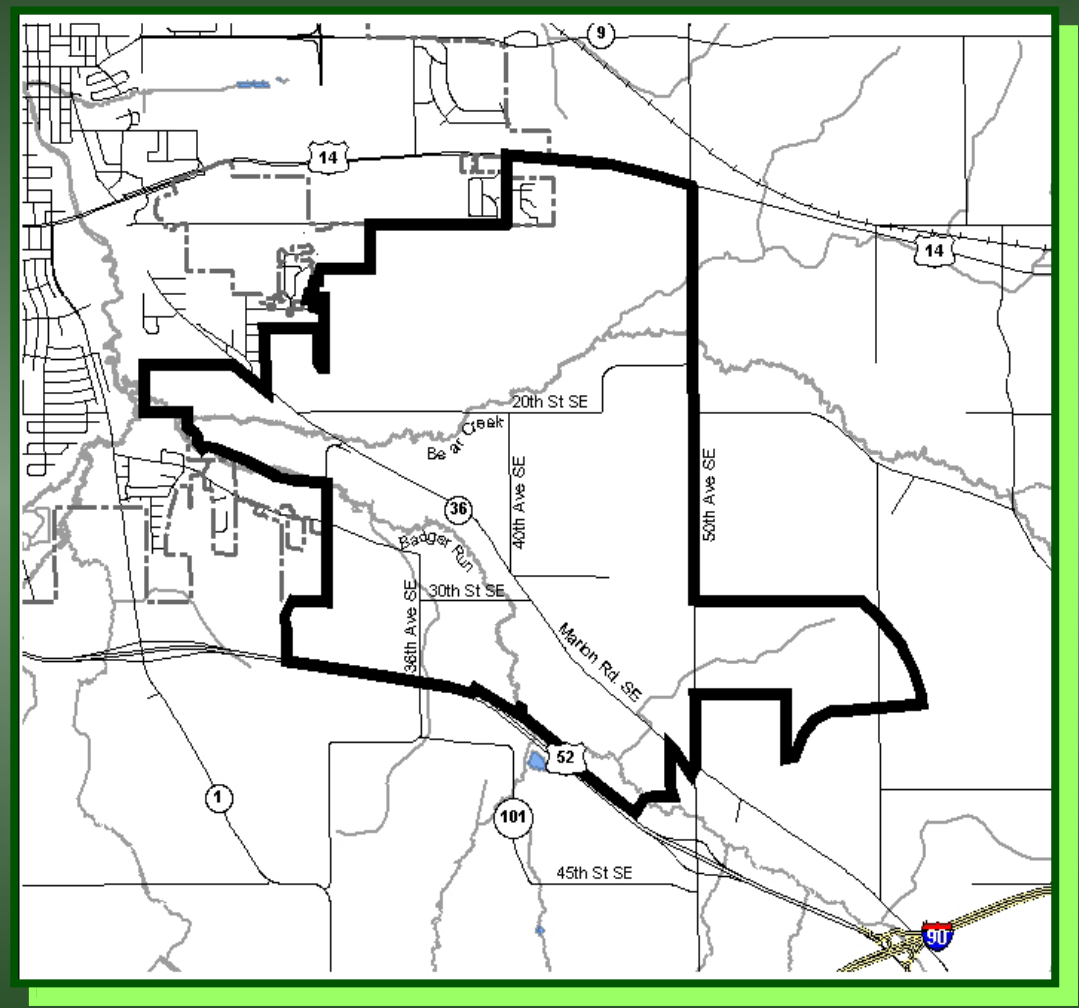
- Review background information
- Explain how you can comment on the draft AUAR and Mitigation Plan
- Present an overview of the draft AUAR findings and Mitigation Plan
- Provide an opportunity for questions and discussions with City and County Staff

# What Is An AUAR?

- A type of environmental review that assesses potential cumulative environmental impacts over broad geographic area.
- It includes a Mitigation Plan that identifies methods to avoid, minimize, and/or mitigate unacceptable environmental impacts as future development occurs.
- The AUAR is independent of annexation or utility connection issues.

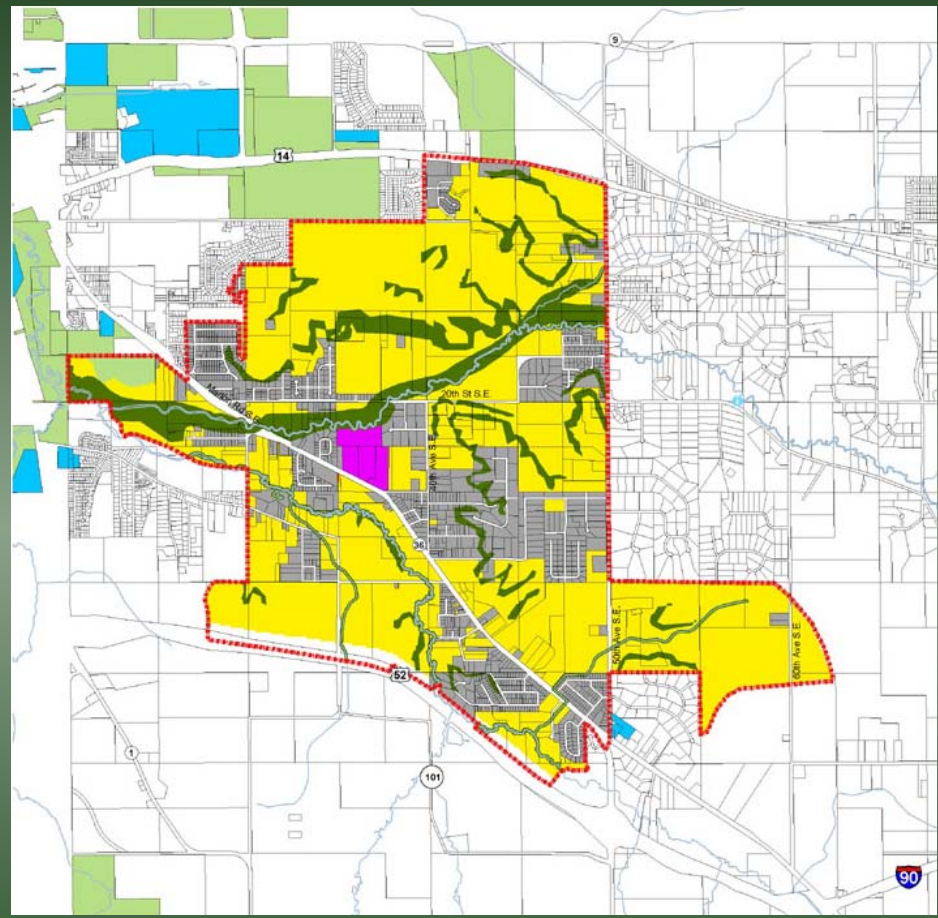
# AUAR Project Boundary

- The project area is based on the theoretical maximum capacity of the sewer lines & the expected development densities.



# Completed Steps In AUAR Process

- Adopted a project boundary and hypothetical development scenario that is primarily low-density residential with an overall average of three residential units per gross acre and consistent with adopted land use plans.

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# Completed Steps In AUAR Process

- Identified natural and cultural resources
- Prepared the draft AUAR, assessing potential environmental impacts based on the development scenario.
- Prepared the draft Mitigation Plan, describing ways to avoid, minimize, and/or mitigate potential unacceptable environmental impacts.

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# Next Steps In AUAR Process

- Obtain public comments, starting April 15th
- Prepare and distribute the final AUAR and Mitigation Plan that addresses public comments.
- City adopts AUAR and Mitigation Plan if no objections are filed by any state agency.
- On-going oversight by responsible agencies to assure conformance with the AUAR and Mitigation Plan.
- Regular (minimum 5-year) AUAR updates.

# Projected AUAR Timeline

- **APRIL 15** - Draft AUAR and Mitigation Plan available for public review and comment
- **MAY 15** - All comments on draft AUAR and Mitigation Plan due by end of business day
- **Early Summer 2002** - Final AUAR and Mitigation Plan distributed
- **Summer 2002** - City Council Adopts AUAR and Mitigation Plan
- **Summer 2007** - 5-year update due

# Draft AUAR and Mitigation Plan

Copies of draft AUAR and Mitigation Plan will be available on April 15th at the following locations:

- Project website – as a .pdf file (www.ci.rochester.mn.us/publicworks/auar.htm)
- Rochester Public Library
- Rochester Public Works Department
- Local businesses

# How to Submit Comments

**The City of Rochester must receive comments by the close of business on May 15, 2002**


**Ms. Barbara J. Huberty**
**Environmental and Regulatory Affairs Coordinator**
**Rochester Public Works Department**
**201 4th Street Southeast, Room 108**
**Rochester, MN 55904-3740**

**E-mail: bhuberty@ci.rochester.mn.us**
**Phone: 507/529-4907**
**Fax: 507/281-6216**

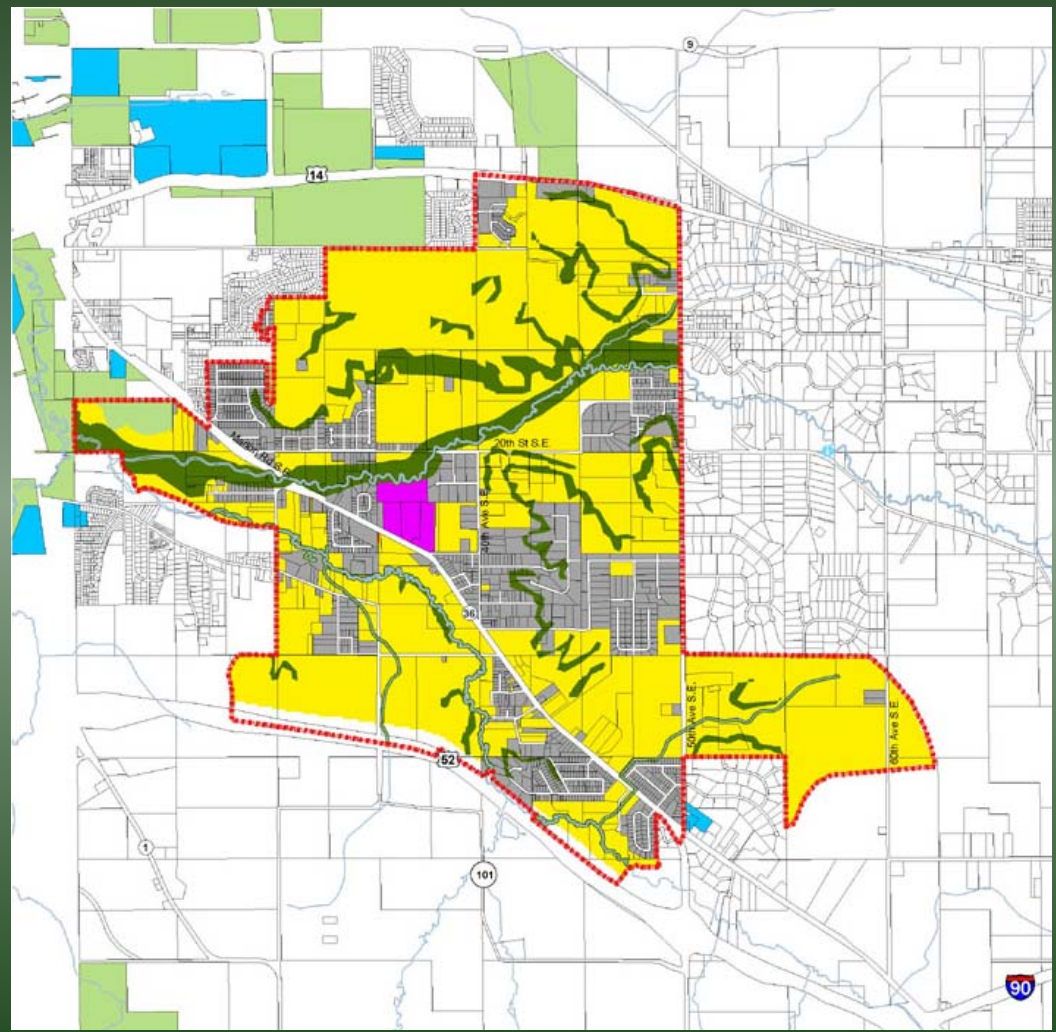
# AUAR Contents

This AUAR has been divided into three parts:

- Part I - Background and Process used to establish Development Scenario
- Part II - Response to Environmental Quality Board questions regarding environmental impacts
- Part III - Mitigation Plan identified to address unacceptable environmental impacts

# The Development Scenario

The draft hypothetical development scenario proposed for the project area is primarily low-density residential with an overall average of three residential units per gross acre.



# Overview of the Draft AUAR Findings and Mitigation Plan

# Surface Water Resources

- **Findings**
  - Stream & wetland water quality is dependent on storm water management
- **Mitigations**
  - Apply storm water management mitigation (described below)

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# Surface Water Resources

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- **Findings**
  - Some wetlands may be filled and floodplains and shorelands may be affected
- **Mitigations**
  - Wetland, floodplain, and shoreland regulations apply

# Groundwater

## Findings

- Area is sensitive to groundwater contamination

## Mitigations

- Replace failing septic systems & wells with City sewer & water; properly abandon wells and septic systems

- Wellhead Protection Planning

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# Groundwater

*(continued)*

## ◆Findings

- In some areas, upper aquifer groundwater discharges along Decorah shale edge & recharges the aquifer supplying City water via underlying St. Peter sandstone

## ◆Mitigations

- Evaluate the presence of the Decorah-Edge when designing developments

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# Groundwater

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## Findings

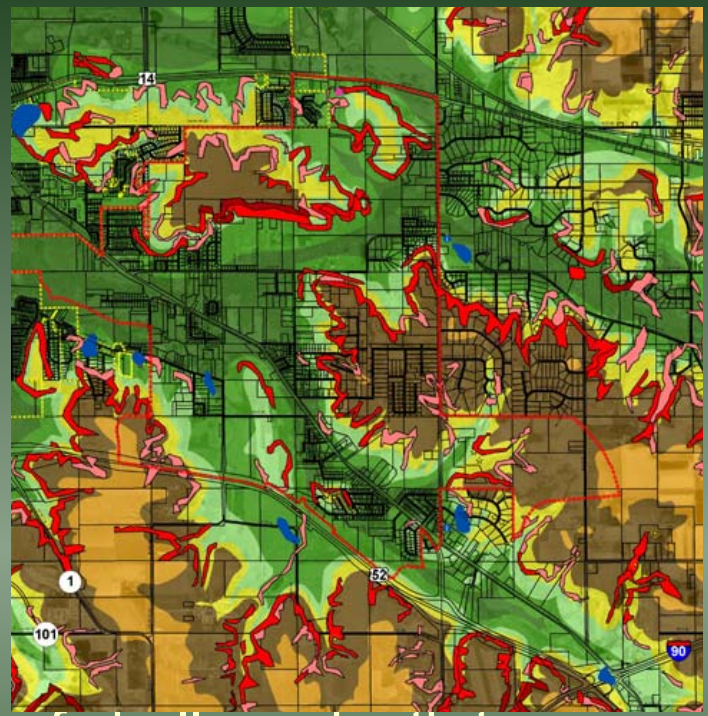
- Dewatering for City sewer and water line construction projects can temporarily affect some private shallow wells

## Mitigations

- Assess potential for dewatering impacts,obtain appropriations permit if needed, use appropriate dewatering methods, and provide for alternative water supply if needed

# Geology

- **Findings**
  - Karst features & other geologic constraints are present




- **Mitigations**
  - Evaluate the implications of shallow depth to bedrock, depth to shale, and depth to ground water when designing developments

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# Geology

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- **Findings**
  - Aggregate resources are present
- **Mitigations**
  - Evaluate aggregate mining potential

# Soil Erosion

## Findings

- A large part of the project area contains soils prone to erosion; some are associated with steep slopes

## Mitigations

- Developers must prepare Grading & Erosion Control Plans

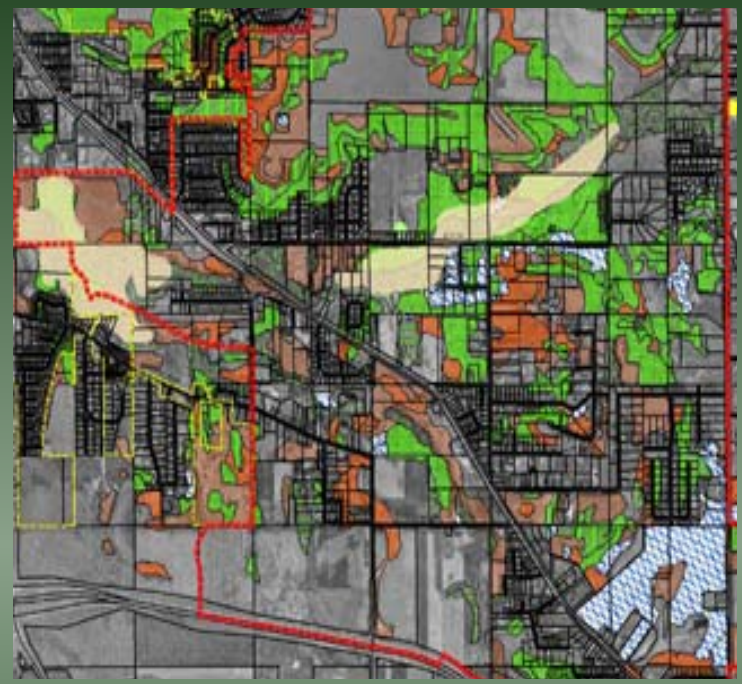
- Develop a Storm Water Pollution Prevention Program with construction site erosion control measures & site inspections

# Steep Slopes (>18%)

- **Findings**
  - Steep slopes constrain development
- **Mitigations**
  - Land alteration restrictions

# Threatened and Endangered Species

- **Findings**
  - Blanding's turtles, Blue Racer snakes, & Black Redhorse fish are threatened & special concern species present in the area



- **Mitigations**
  - Information about these species & their habitats will be provided to affected property owners & resource managers to help avoid & minimize future impacts

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# Wildlife Habitat

## Findings

- No recorded endangered, threatened, or special concern plant species are present

## Mitigations

- No mitigation required

# Wildlife Habitat

## Findings

- Contiguous habitat corridors remain along streams, along with various other parcels of upland habitat

## Mitigations

- Information will be provided to property owners & developers to promote conservation of habitats. Environmental corridors to be delineated on updated Rochester Land Use Plan map.

# Wetlands

## Findings

- Wetlands, including mapped NWI sites, are prevalent in floodplains & near hillside seeps

## Mitigations

- Delineate, avoid, minimize & mitigate as required by Wetland Conservation Act and Section 404 0f the Clean Water Act

# Floodways, Floodplains, Flood Prone Areas, & Shorelands

- **Findings**
  - Part of the project area contains areas subject to flooding or adjacent to waterways
- **Mitigations**
  - Compliance with regulations established for development in these areas

# Cultural Resources

## Findings

- A recorded (suspect) archaeological site & areas with potential for archaeological resources are present, plus sites of potential historic and architectural significance

## Mitigations

- Developers coordinate with SHPO prior to development to evaluate the presence of cultural resources and determine if further site assessments are required
- Information regarding possible cultural resources will be shared with landowners and developers

# Schools

## Findings

- School District expansion plans account for future growth

## Mitigations

- Expansion of schools as planned

# Parks/Recreation/Trails

- **Findings**
  - Park needs will increase as growth occurs
- **Mitigations**
  - Parkland dedication & pedestrian facility extensions as required for new developments,including consideration of passive recreation

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# Parks/Recreation/Trails

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## Findings

- Opportunities exist to combine habitat protection with recreational trails in this area

## Mitigations

- Plan for trail extensions, potentially in conjunction with environmental corridor delineation (Rochester Land Use Plan map update) and identification of key resource parcels for possible acquisition (Parkland Acquisition Plan update)

# Development Density

## Findings

- Urban growth in a partially developed area impacts quality of life for existing residents

## Mitigations

- Transition lot sizes between existing & new developments to address compatibility; promote use of conservation design development to conserve larger open space parcels

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# Development Density

## Findings

- Potential land use conflicts between new residential & industrial/commercial development & pre-existing land uses (residential & agricultural)

## Mitigations

- Application of zoning ordinances

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# Development Density

*(continued)*

## Findings

- Adherence to the hypothetical development scenario will need to be monitored

## Mitigations

- City will verify conformance of proposed development plans with AUAR, developers will submit electronic plats so City can cumulatively track new units

# Storm Water

## Findings

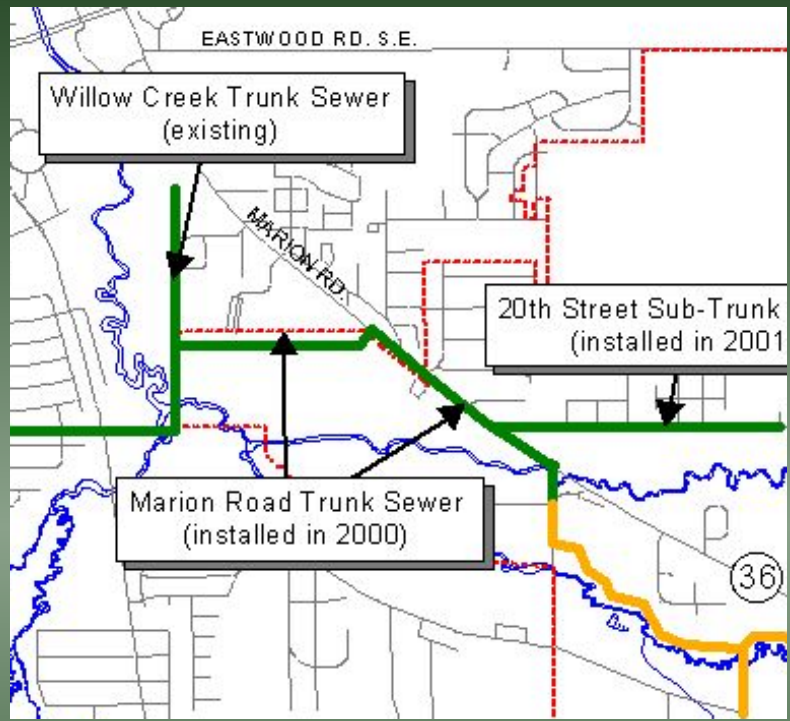
- Development will alter run-off rates, volumes & quality

## Mitigations

- Local & regional ponds, storm sewers, & channels will be required to control discharge rates & water quality
- A Storm Water Pollution Prevention Program will be developed

# Wastewater

- **Findings**
  - Existing & planned Rochester Water Reclamation Plant & sewer line capacity are adequate to serve future growth




- **Mitigations**
  - Expansion of Rochester Water Reclamation Plant & sewer lines as planned

# Drinking Water

- **Findings**
  - Existing & planned capacity of the water supply system is adequate to serve future growth
- **Mitigations**
  - Expansion of well, reservoir & water line network as planned

# Solid Waste

## Findings

- Olmsted County solid waste management facilities have existing & planned capacity to serve future growth

## Mitigations

- Expansion of waste management facilities as planned

# Traffic

## Findings

- Traffic increase without development will necessitate traffic improvements
- Traffic increases will also result from development in the project area

## Mitigations

- 4-yr. monitoring cycle to be completed by appropriate roadway authorities to quantify changing conditions
- Staged traffic impact studies to determine when requisite mitigation measures (i.e., lane additions, signal installations & road extensions) are needed

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# Traffic

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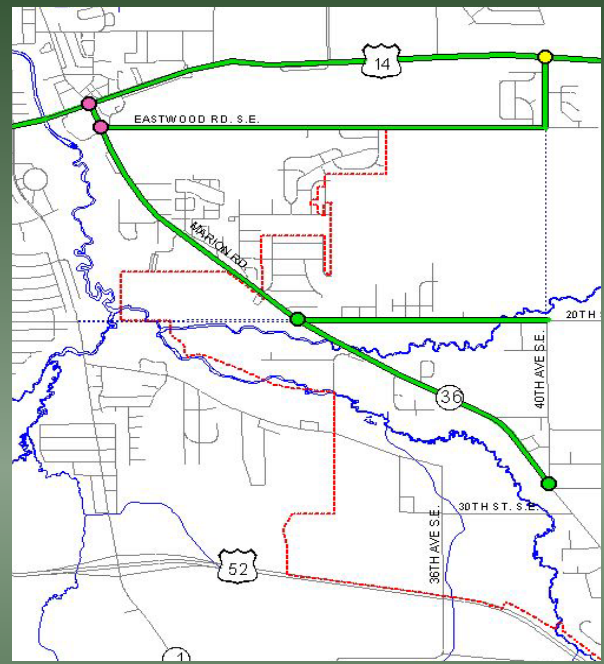
## ◆ Findings

- As the population increases, there may be additional transit opportunities




## ◆ Mitigations

- Update Rochester Transit Plan & evaluate potential for bus pull-outs in high traffic/low visibility areas

# Noise – Vehicle-related

## ◆ Findings

- Noise impacts from increased traffic will continue to affect some existing property owners along Eastwood Road

## ◆ Mitigations

- No mitigation since noise walls are not customarily provided in these instances due to access & safety issues for affected property owners

# Air Quality-Vehicle Emissions

- **Findings**
  - Air quality standards are met
- **Mitigations**
  - No mitigation required

# THANK YOU

## FOR YOUR INTEREST AND PARTICIPATION

# Any Questions??